083.0	0007	0016.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	779,500	/	779,500
USE VALUE:	779,500	/	779,500
ASSESSED:	779,500	/	779,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FEIN COREY & NICOLE
Owner 2:	
Owner 3:	
Street 1:	75 PARK AVE EXT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ALD PROPERTIES LLC -
Owner 2:	-
Street 1:	71 PARK AVE EXTENSION
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .102 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Wood Shingle Exterior and 1934 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4449.000	392,100		387,400	779,500
Total Card	0.102	392,100		387,400	779,500
Total Parcel	0.102	392,100		387,400	779,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.97 | /Parcel: 402.97

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	52383
GIS Ref	
GIS Ref	
Insp Date	07/26/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 083.0-0007-0016.0

!6807!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	392,100	0	4,449.	387,400	779,500		Year end	12/23/2021
2021	101	FV	380,600	0	4,449.	387,400	768,000		Year End Roll	12/10/2020
2020	101	FV	396,800	800	4,449.	387,400	785,000	785,000	Year End Roll	12/18/2019
2019	101	FV	302,100	900	4,449.	381,900	684,900	684,900	Year End Roll	1/3/2019
2018	101	FV	273,200	900	4,449.	293,300	567,400	567,400	Year End Roll	12/20/2017
2017	101	FV	231,500	900	4,449.	276,700	509,100	509,100	Year End Roll	1/3/2017
2016	101	FV	231,500	900	4,449.	254,600	487,000	487,000	Year End	1/4/2016
2015	101	FV	218,800	900	4,449.	238,000	457,700	457,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:31:48

LAST REV

Date	Time
10/09/20	11:35:25
jorourke	

USER DEFINED

Prior Id # 1:	52383
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6807

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALD PROPERTIES	1514-77		8/25/2017		760,000	No	No		
ROBINSON PAUL R	1503-138		2/3/2017	Change>Sale	515,000	No	No		Carolyn Robinson d.o.d. 9/21/2017 bk 817 pg17
	817-17		4/6/1972		29,400	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/14/2017	155	Add Bath	13,000	O				
9/13/2016	1113	Re-Roof	9,300	C				
4/13/2012	480	Manual	5,571	C				insulation
5/3/2006	329	Re-Roof	5,300					

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2020	OWNR INFO	JO	Jenny O
2/20/2018	SQ Returned	EMK	Ellen K
7/26/2017	Meas/Inspect	DGM	D Mann
7/26/2017	Permit Visit	DGM	D Mann
11/20/2008	Meas/Inspect	189	PATRIOT
1/12/2000	Meas/Inspect	163	PATRIOT
8/5/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4449		Sq. Ft.	Site		0	70.	1.24	6									387,428						387,400	

Total AC/HA:	0.10213	Total SF/SM:	4449	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	387,428	Spl Credit		Total: 387,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	Cream
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	E - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	1.06732893
Adj $ / SQ:	194.521
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	439520
Depreciation:	47468
Depreciated Total:	392052

COMMENTS

646-6359 PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 3			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	M
Totals			
1	9	3	

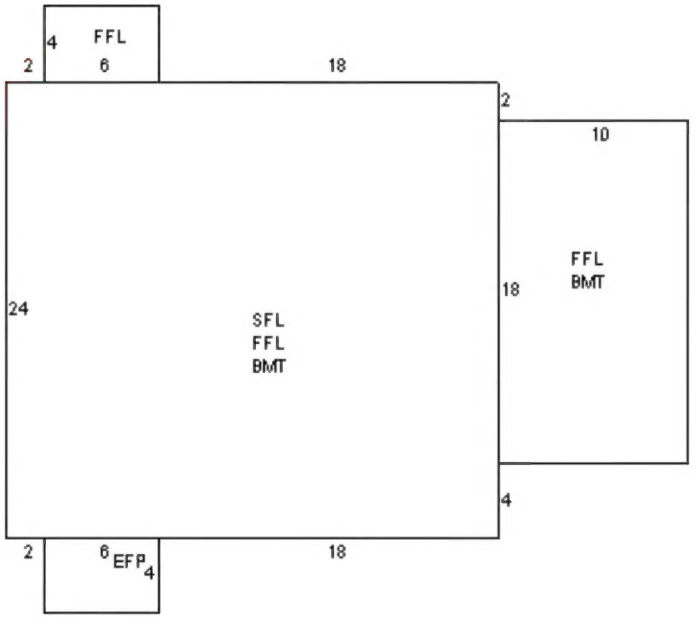
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	194.52
Special Features:	0	Val/Su Net:	171.97
Final Total:	392100	Val/Su SzAd	270.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	828	194.520	161,063
BMT	Basement	804	81.120	65,217
SFL	Second Floor	624	194.520	121,381
EFP	Enclos Porch	24	77.490	1,860

Net Sketched Area:	2,280			Total:	349,521
Size Ad	1452	Gross Area	2280	FinArea	1934

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

083.0-0007-0016.0

IMAGE

AssessPro Patriot Properties, Inc